



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 12-05-2022

No. JDTP (S)/ ADTP/ OC/ \ /22-23

FINAL OCCUPANCY CERTIFICATE

Sub: Issue of Final Occupancy Certificate for Commercial Building at BBMP Khatha No. 46/1, PID No. 59-82-46/1, M.M. Industrial Road, Yediyur, Banashankari Sub-division, Ward No. 167, Bangalore.

- Ref:**
- 1) Application for issue of Final Occupancy Certificate dtd: 31-01-2022.
 - 2) Approval of Chief Commissioner for issue of Final Occupancy Certificate dtd: 04-04-2022.
 - 3) Modified Plan sanctioned No. BBMP/Addl.Dir/JD South/0046/14-15 dt: 05-09-2017.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 42/2014 dt: 12-05-2022.
 - 5) CFO from KSPCB vide Consent No. AW – 330933 PCB ID : 79431 dt: 19-04-2022.

The Modified plan was sanctioned for construction of Residential Apartment Building consisting of 2BF+GF+24UF with 132 dwelling units and Commercial Building consisting of 3BF+GF+6UF vide LP No. BBMP/Addl.Dir/JD South/0046/14-15 dt: 05-09-2017 & Commencement Certificate for Residential Building issued on 21-06-2016 and for Commercial Building issued on 13-09-2019. Partial Occupancy Certificate for Residential Apartment Building consisting of 2BF+GF+24UF with 131 dwelling units issued on 23-08-2019.

The Commercial Building was inspected on dated: 07-02-2022 by the Officers of Town Planning Section for issue of Final Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Final Occupancy Certificate for the Commercial Building was approved by the Chief Commissioner on dated: 04-04-2022. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 1,96,65,000/- (Rs. One Crore Ninety Six Lakhs Sixty Five Thousand only), has been paid by the applicant in the form of RE-ifsms624-TP/000012 dated: 07-05-2022. The deviations effected in the building are condoned and regularized. Accordingly, this Final Occupancy Certificate issued.

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Hence, permission is hereby granted to occupy the Commercial Building consisting of 3BF + GE + 6 UF for Commercial purpose constructed at Property Khatha No. 46/1, PID No. 59-82-46/1, M.M. Industrial Road, Yedyur, Banashankari Sub-division, Ward No. 167, Bangalore, with the following details;

| Sl. No. | Floor Descriptions | Built up Area (in Sqm) | Remarks |
|---------|--------------------------------|------------------------|---|
| 1. | 1 st Basement Floor | 2003.07 | 73 Nos. of Mechanical Car parking, STP, Pump room, Ramp, Lobby, Lifts & Staircase. |
| 2. | 2 nd Basement Floor | 1896.72 | 39 Nos. of Car parking, Pump room, Ramp, Lobby, Lifts & Staircase. |
| 3. | 3 rd Basement Floor | 1896.72 | 36 Nos. of Car parking, Ramp, Lobby, Lifts & Staircase. |
| 4. | Ground Floor | 1509.95 | Office, Toilets, AHU room, Ramp, Entrance Lobby, Panel room, Electrical Transformer, RWH, Sump, Lobby, Lifts & Staircase. |
| 5. | First Floor | 1558.60 | Office, Toilets, AHU room, Panel room, Lobby, Lifts & Staircase. |
| 6. | Second Floor | 1716.04 | Office, Toilets, Service room, AHU room, Panel room, Lobby, Lifts & Staircase. |
| 7. | Third Floor | 1716.04 | Office, Toilets, Service room, AHU room, Panel room, Lobby, Lifts & Staircase. |
| 9. | Fourth Floor | 1697.35 | Office, Toilets, Service room, Balcony, AHU room, Panel room, Lobby, Lifts & Staircase. |
| 10. | Fifth Floor | 1695.25 | Office, Toilets, Service room, Balcony, AHU room, Panel room, Lobby, Lifts & Staircase. |
| 11. | Sixth Floor | 1565.67 | Office, Toilets, Service room, Open terrace, AHU room, Panel room, Lobby, Lifts & Staircase. |
| 12. | Terrace Floor | 78.18 | Lift machine room & Staircase Head room, OHT |
| | Total | 17379.19 | |
| 22. | FAR | 0.95 | Resi. - 2.857 & Comm. - 0.95 Total = 3.81 |
| 23. | Coverage | 14.39% | Resi. - 15.90% & Comm. - 14.39% Total = 30.29% |

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 3Basement Floors area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.

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15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) / 42/2014 dt: 12-05-2022 and CFO from KSPCB vide Consent No. AW – 330933 PCB ID : 79431 dt: 19-04-2022.
16. The Applicant / Owner / Developer must submit the Utilization Certificate for additional FAR area and get an approval for Modified plan & Final Occupancy Certificate.
17. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
18. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
19. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
20. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate, the Occupancy Certificate shall deem to be cancelled.

On default of the above conditions the Final Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

Joint Director, Town Planning (South)
Bruhat Bangalore MahanagaraPalike

To
M.M. Industrial Estate
Rep. by GPA Holder M/s. Pramuk Infracon LLP
425, 12th Cross, Sadashivanagar,
Bangalore – 560 080.

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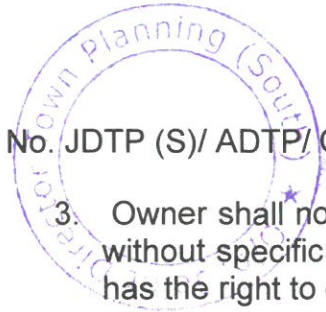
1. JC (South Zone) / EE (Padmanabhanagar Division) / AEE/ ARO (Banashankari Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. 3Basement Floors area should be used for 148 Nos. of car parking purpose only and the remaining 76 Nos. of Car parking is provided in Residential Block and the additional area if any available in Basement Floor and surface area shall be used exclusively for car parking purpose only.
5. Footpath and road side drain in front of the building should be maintained in good condition.
6. Rain water harvesting structure shall be maintained in good condition for storage of water and shall be used for non potable purpose or recharge of ground water; at all times as per Building Bye-laws-2003 clause No. 32 (b).
7. The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years
8. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
9. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
10. The Owner / Association of the high-rise building shall conduct two mock – drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
11. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
12. Owner shall make his own arrangements to dispose off the debris/garbage after segregating it into organic and inorganic waste generated from the building. Suitable arrangements shall be made by the owner himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.
13. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
14. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re use / disposal.

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